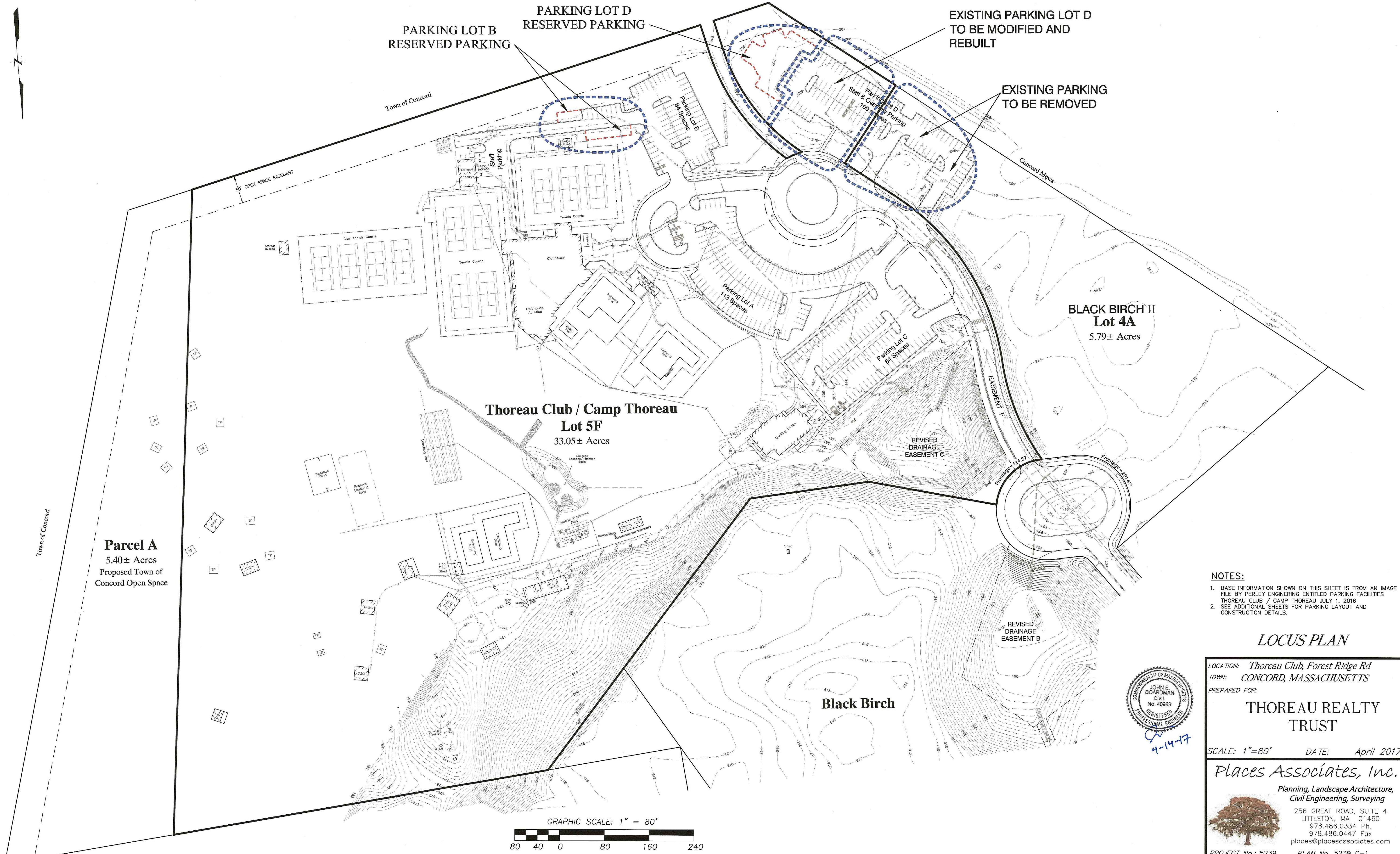


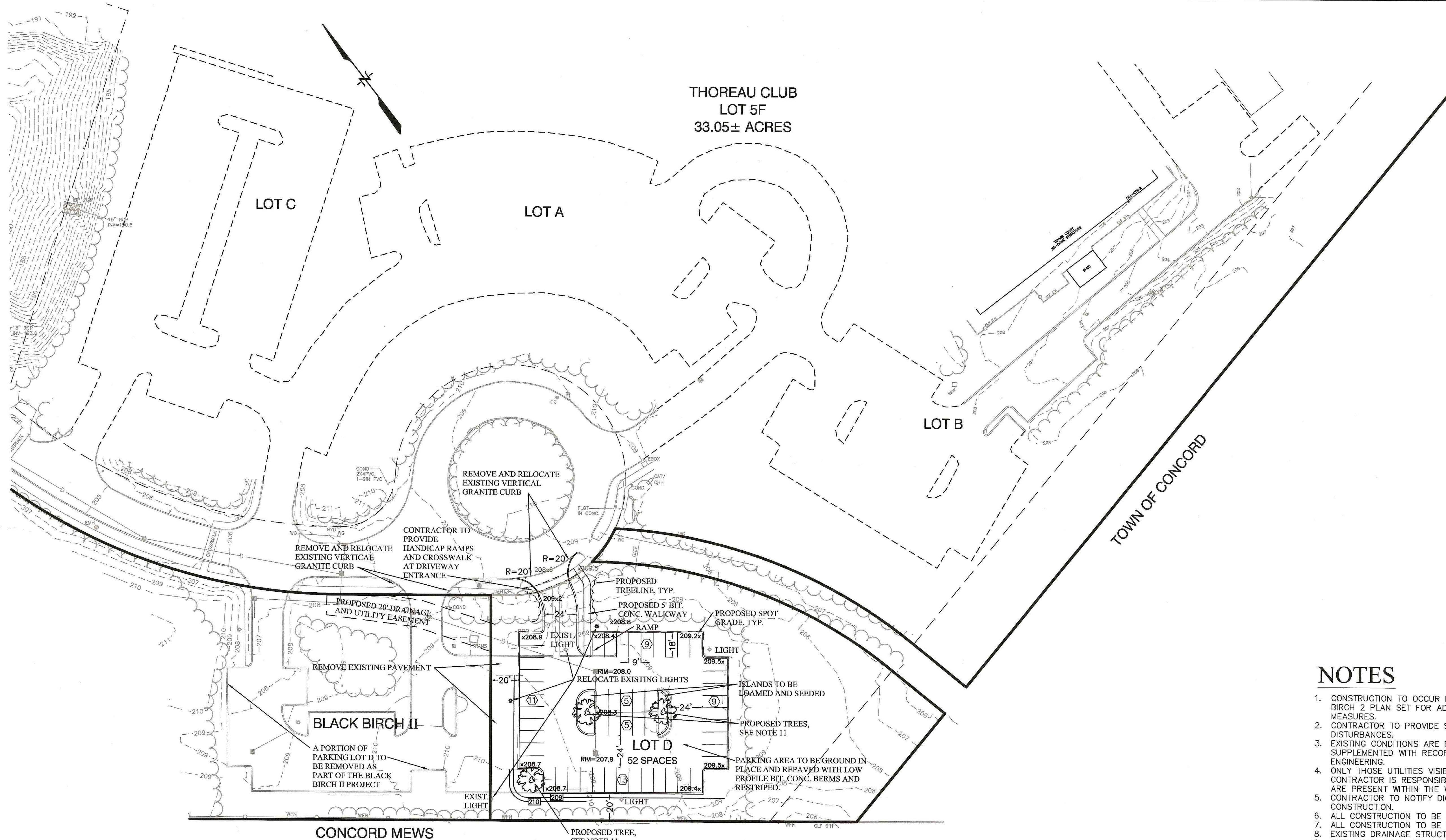
# THOREAU CLUB/CAMP THOREAU

## PARKING PLAN

### Lot 5F Forest Ridge Road, Concord, Massachusetts

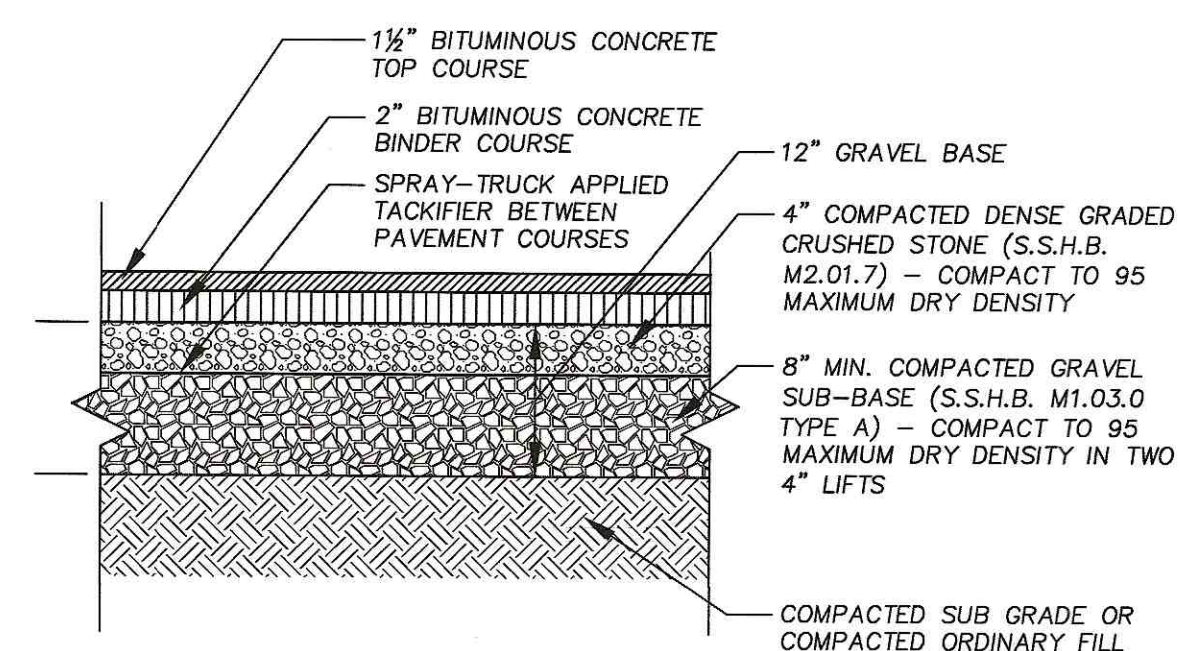




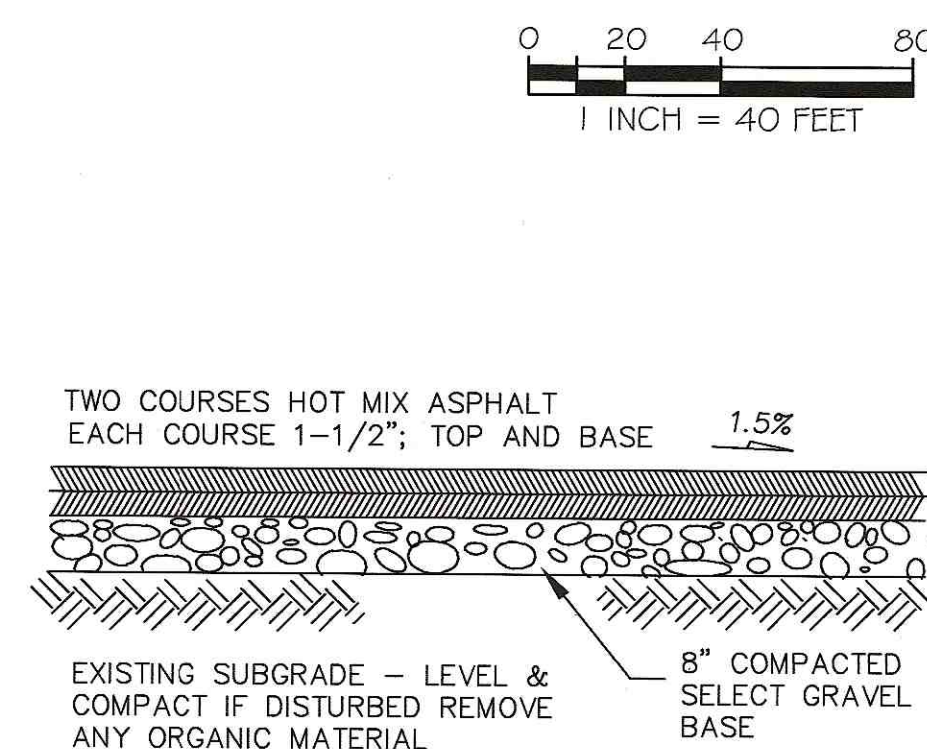


## NOTES

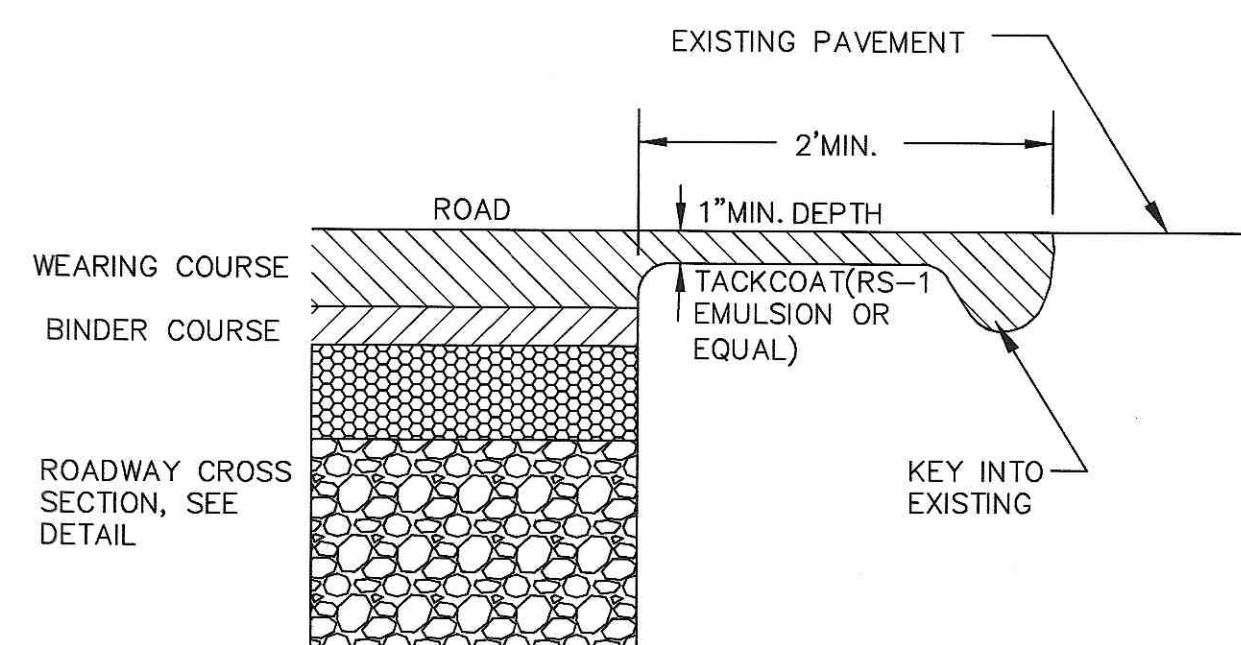
- CONSTRUCTION TO OCCUR IN CONJUNCTION WITH THE ADJACENT BLACK BIRCH 2 PROJECT. SEE BLACK BIRCH 2 PLAN SET FOR ADDITIONAL NOTES, LEGENDS, CONSTRUCTION DETAILS, AND EROSION CONTROL MEASURES.
- CONTRACTOR TO PROVIDE SILT SACS IN ALL CATCHBASINS DIRECTLY DOWNSTREAM OF GROUND DISTURBANCES.
- EXISTING CONDITIONS ARE BASED ON AN ON THE GROUND SURVEY BY PLACES ASSOCIATES INC., SUPPLEMENTED WITH RECORD INFORMATION ON PARKING LOT LOCATIONS PROVIDED BY PERLEY ENGINEERING.
- ONLY THOSE UTILITIES VISIBLE OR MARKED AT THE TIME OF THE FIELD SURVEY ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM UTILITY LOCATIONS AND DETERMINE IF ADDITIONAL UTILITIES ARE PRESENT WITHIN THE WORK AREA.
- CONTRACTOR TO NOTIFY DIGSAFE AND LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION TO BE IN COMPLIANCE WITH AMERICAN DISABILITIES ACT REQUIREMENTS.
- ALL CONSTRUCTION TO BE IN COMPLIANCE WITH THE CONCORD DPW REQUIREMENTS.
- EXISTING DRAINAGE STRUCTURES TO REMAIN, RIMS SHALL BE ADJUSTED TO FINAL GRADE.
- GAS TRAPS SHALL BE INSTALLED IN THE TWO CATCHBASINS LOCATED WITHIN THE PARKING LOT D.
- THE DRAINAGE CALCULATIONS FOR BLACK BIRCH II ACCOUNTED FOR THE IMPERVIOUS AREA ASSOCIATED WITH THE MODIFICATIONS SHOWN ON THIS SHEET (C-2) AS WELL AS THE LOT D RESERVED PARKING SHOWN ON SHEET C-3 AND RESULTED IN NO INCREASE IN RUNOFF.
- PROPOSED TREES ARE TO BE NORTHERN PIN OAK, *Quercus ellipsoidalis*, 1 1/2"-2" caliper; B&B Specimen.



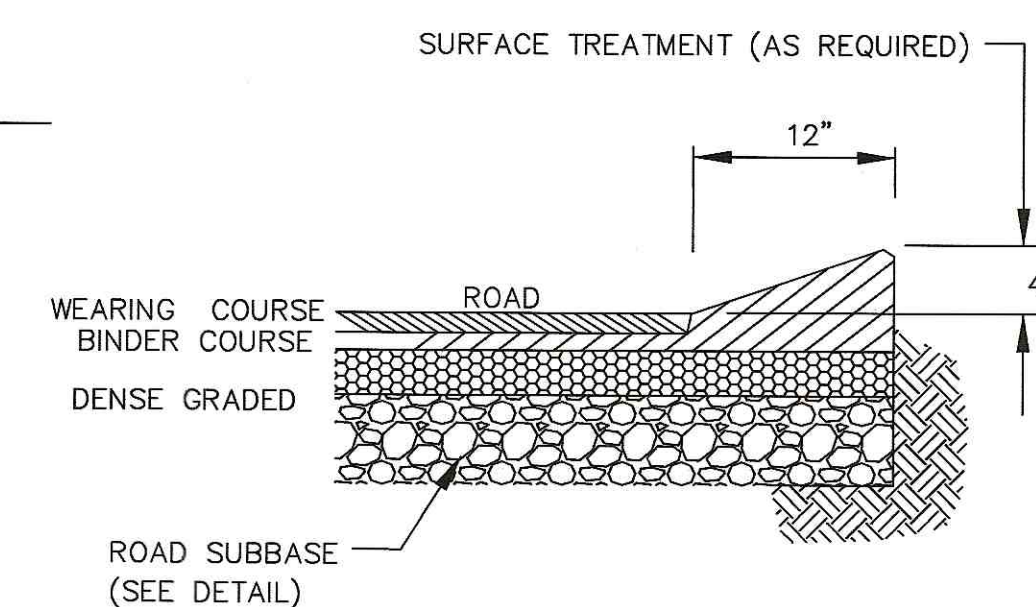
**TYPICAL PAVING DETAIL**  
NOT TO SCALE



**5' BITUMINOUS CONC. WALK**  
NOT TO SCALE



**TRANSITION TO EXISTING PAVEMENT**  
NOT TO SCALE



**LOW PROFILE BERM**  
NOT TO SCALE



## PARKING LOT D MODIFICATIONS

LOCATION: Thoreau Club, Forest Ridge Rd  
TOWN: CONCORD, MASSACHUSETTS

PREPARED FOR:

**THOREAU REALTY TRUST**

SCALE: 1"=40' DATE: April 2017

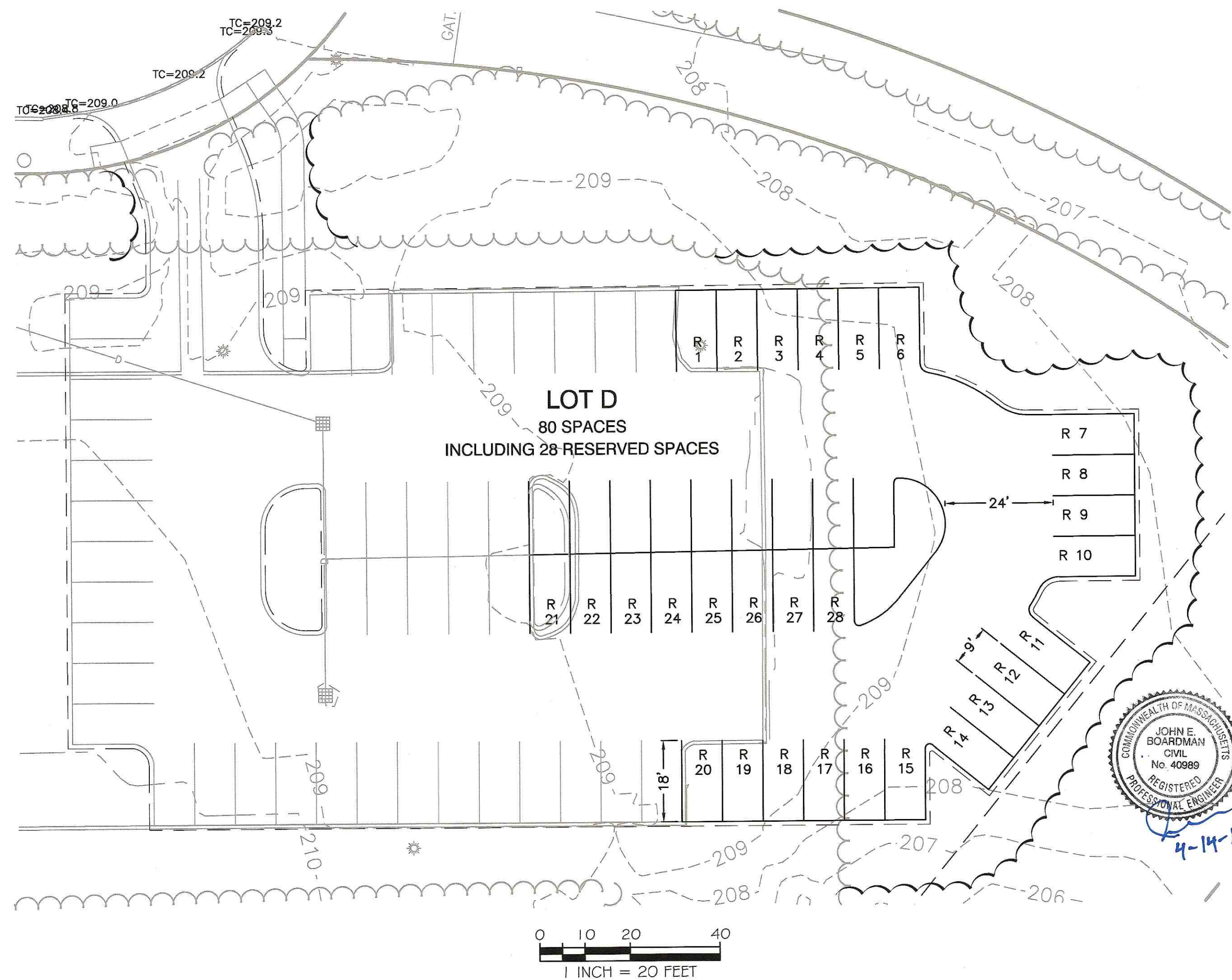
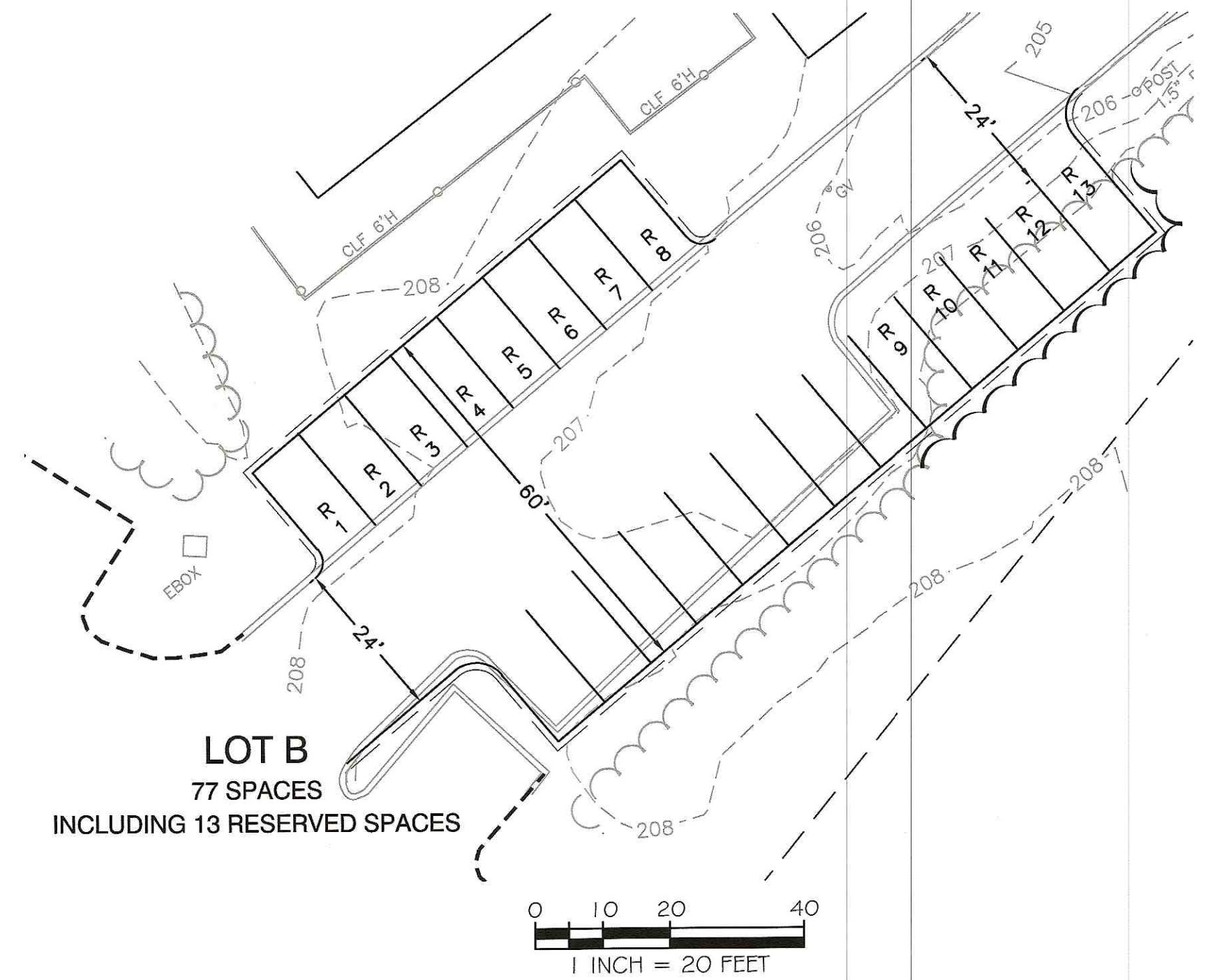
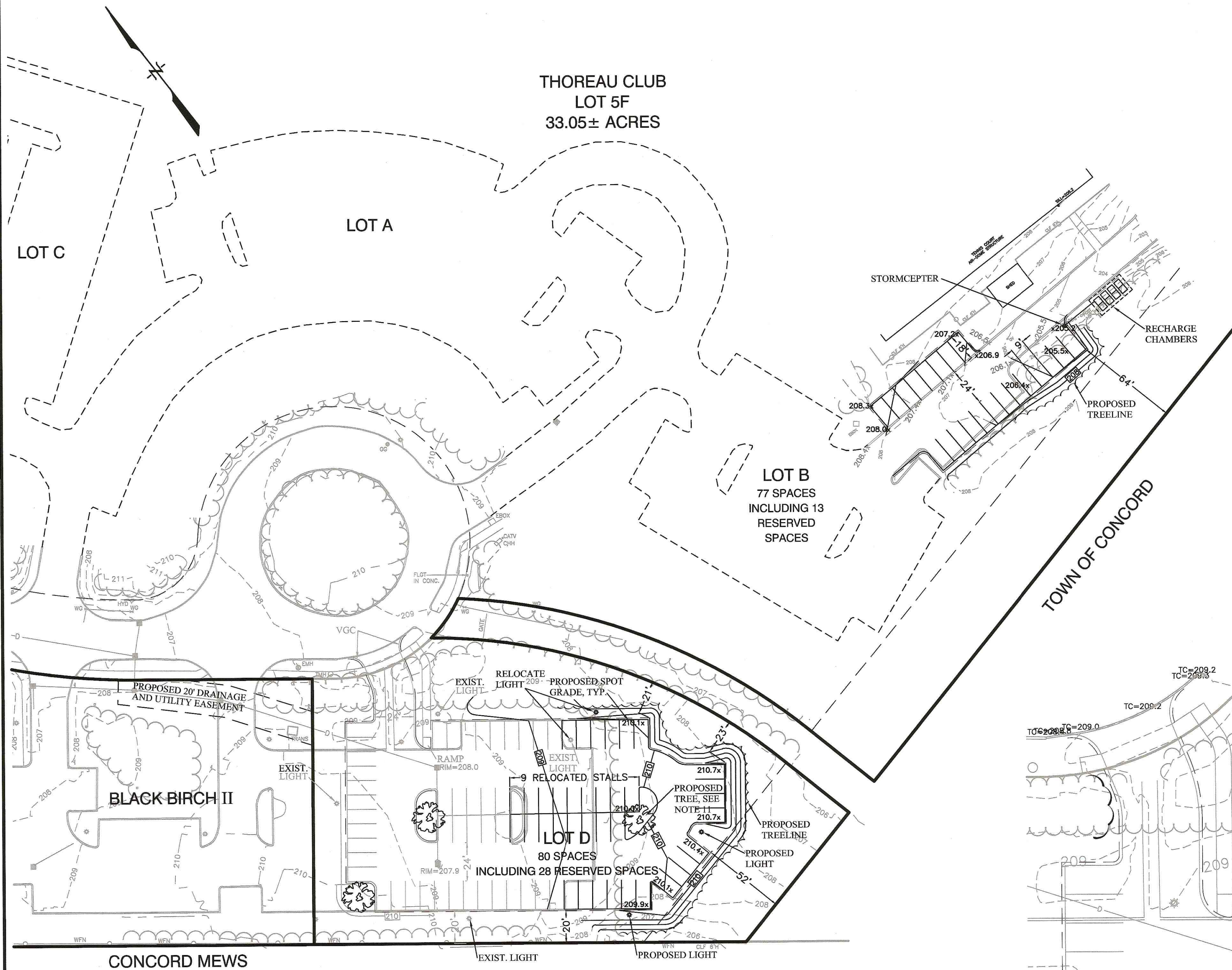
*Places Associates, Inc.*

Planning, Landscape Architecture,  
Civil Engineering, Surveying

256 GREAT ROAD, SUITE 4  
LITTLETON, MA 01460  
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978.486.0447 Fx  
places@placesassociates.com

PROJECT No.: 5239 PLAN No. 5239 C-2





### PARKING SUMMARY

Parking Lot	Existing Total	Existing HP	Proposed Total	Proposed HP
Lot A	113	3	113	3
Lot B	64	2	64	2
Lot C	84	3	84	3
Lot D	100	None	52	None
Staff	3	None	3	None
Maintenance	3	None	3	None
Staff	3	None	3	None
Camp	3	None	3	None
Sub Total	367	8	319	8
Reserved	None	None	13	None
Lot B	None	None	28	None
Lot D	None	None	28	None
Total	367	8*	360**	8*

\* Two van and 6 standard HP spaces  
 \*\* Minimum number of accessible parking spaces required for 301-400 total spaces is 8

### NOTES

1. RESERVE PARKING (R1 TYP.) PER ZONING BYLAW SECTION 7.7.2.8.
2. PROPOSED PARKING LOT LIGHTS TO MATCH EXISTING.
3. EXISTING CONDITIONS ARE BASED ON AN ON THE GROUND SURVEY BY PLACES ASSOCIATES INC., SUPPLEMENTED WITH RECORD INFORMATION ON PARKING LOT LOCATIONS PROVIDED BY PERLEY ENGINEERING.
4. ONLY THOSE UTILITIES VISIBLE OR MARKED AT THE TIME OF THE FIELD SURVEY ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE TO CONFIRM UTILITY LOCATIONS AND DETERMINE IF ADDITIONAL UTILITIES ARE PRESENT WITHIN THE WORK AREA.
5. CONTRACTOR TO NOTIFY DIGSAFE AND LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
6. EXISTING DRAINAGE STRUCTURES TO REMAIN, RIMS SHALL BE ADJUSTED TO FINAL GRADE.
7. GAS TRAPS SHALL BE INSTALLED IN THE TWO CATCHBASINS LOCATED WITHIN THE PARKING LOT D.
8. THE DRAINAGE CALCULATIONS FOR BLACK BIRCH II ACCOUNTED FOR THE IMPERVIOUS AREA ASSOCIATED WITH THE MODIFICATIONS SHOWN ON SHEET (C-2), AS WELL AS THE LOT D RESERVED PARKING SHOWN ON SHEET C-3 AND RESULTED IN NO INCREASE IN RUNOFF.
9. PROPOSED TREES ARE TO BE NORTHERN PIN OAK, *Quercus ellipsoidalis*, 1 1/2"-2" caliper; B&B Specimen.

### LOT B AND LOT D RESERVED PARKING

LOCATION: Thoreau Club, Forest Ridge Rd  
 TOWN: CONCORD, MASSACHUSETTS  
 PREPARED FOR:

ABODE BUILDERS OF  
NEW ENGLAND

SCALE: AS NOTED DATE: April 2017

Places Associates, Inc.

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PROJECT No.: 5239 PLAN No. 5239 C-3